

CITY COUNCIL
ATLANTA, GEORGIA

03-0-0837

AN ORDINANCE

BY COUNCILMEMBER IVORY LEE YOUNG

AUTHORIZING THE MAYOR OR HER DESIGNEE TO ESTABLISH A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR DUPLEXES ON VACANT R-5 PROPERTY IN CERTAIN NEIGHBORHOOD PLANNING UNITS IN COUNCIL DISTRICT 3; AND FOR OTHER PURPOSES.

WHEREAS, there are numerous parcels of undeveloped land within the Council District 3 that are zoned R-5, a classification which permits the construction of duplexes; and

WHEREAS, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

WHEREAS, there is an increasing demand for new housing construction and development in the City of Atlanta; and

WHEREAS, the residents of Neighborhood Planning Units K, L, T, and J, which are wholly or partially located in Council District 3 have expressed concern over the effects of the construction of new duplexes in single family neighborhoods; and

WHEREAS, a survey and inventory of the vacant R-5 parcels is necessary to explore the feasibility of rezoning of all or part of certain single family neighborhoods which are now zoned R-5 to R-4; and

WHEREAS, it is in the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods; and

WHEREAS, it is consistent with the goals of the Comprehensive Development Plan and the intent of this ordinance that those vacant R-5 parcels, which currently allow the construction of duplexes only be developed with single family residences until such time as the survey and inventory of the vacant R-5 parcels in Council District 3 is completed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1: That Mayor or her designee is authorized to impose a moratorium on the acceptance of building permits for the construction of duplexes on vacant R-5 parcels in Council District 3 for 180 days after the effective date of this ordinance for the purpose of conducting a survey and inventory of the vacant R-5 parcels to explore the feasibility

of rezoning to R-4, certain neighborhoods in Neighborhood Planning Units K, L, T, and J which are now zoned R-5.

SECTION 2: That the boundaries of Council District 3 as set forth in the City Charter shall describe the area to which this moratorium applies.

SECTION 3: The moratorium imposed by this ordinance specifically includes those R-5 parcels, which were made vacant by the voluntary demolition of other structures including other duplexes.